132.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,273,300 / 1,273,300
					USE VALUE:	1,273,300 / 1,273,300
					ASSESSED:	1,273,300 / 1,273,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		CHURCHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOHERTY JOHN J JR & LAURA T
Owner 2:	
Owner 3:	
Street 1:	52 CHURCHILL AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DOHERTY JOHN J JR/LAURA T -
Owner 2:	TSOI EDWARD & LOUISE -
Street 1:	52 CHURCHILL AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .148 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1930, having primarily Wood Shingle Exterior and 3154 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6437.000	716,800	4,700	551,800	1,273,300
Total Card	0.148	716,800	4,700	551,800	1,273,300
Total Parcel	0.148	716,800	4,700	551,800	1,273,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 403.71 /Parcel: 403.71

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 132.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	716,800	4700	6,437.	551,800	1,273,300		Year end	12/23/2021
2021	104	FV	683,300	4700	6,437.	551,800	1,239,800		Year End Roll	12/10/2020
2020	104	FV	683,300	4700	6,437.	551,800	1,239,800	1,239,800	Year End Roll	12/18/2019
2019	104	FV	526,400	4700	6,437.	582,500	1,113,600	1,113,600	Year End Roll	1/3/2019
2018	104	FV	526,400	4700	6,437.	429,200	960,300	960,300	Year End Roll	12/20/2017
2017	104	FV	494,200	4700	6,437.	410,800	909,700	909,700	Year End Roll	1/3/2017
2016	104	FV	494,200	4700	6,437.	380,100	879,000	879,000	Year End	1/4/2016
2015	104	FV	413,800	4700	6,437.	318,800	737,300	737,300	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10307

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOHERTY JOHN J	60792-156		12/21/2012	Family	271,000	No	No		
TSOI EDWARD & L	34903-126		2/26/2002	Family	215,000	No	No		
	18824-337		1/1/1988		309,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/10/2017	1027	Re-Roof	17,995	C				
8/6/2013	1178	Redo Kit	10,000	C				
9/29/2008	1197	Manual	7,890					new front porch an
6/20/2003	487	Redo Bat	15,000	C		G6	GR FY06	2ND FLR BTH
5/31/1996	219	Manual	5,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2018	MEAS&NOTICE	HS	Hanne S
5/5/2014	Inspected	PC	PHIL C
1/16/2014	Info Fm Prmt	EMK	Ellen K
12/4/2008	Meas/Inspect	163	PATRIOT
6/23/2005	Permit Visit	BR	B Rossignol
4/17/2000	Inspected	276	PATRIOT
11/18/1999	Mailer Sent		
11/2/1999	Measured	263	PATRIOT
8/3/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6437		Sq. Ft.	Site		0	90.	0.95	10									551,800						551,800	

USER ACCT / GIS Ref / GIS Ref / Insp Date

User Acct: 84964
GIS Ref:
GIS Ref:
Insp Date: 05/19/18

!10307!

PRINT

Date	Time
12/30/21	10:29:24

LAST REV

Date	Time
06/04/18	11:23:45
ekelly	

USER DEFINED

Prior Id # 1:	84964
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.14777	Total SF/SM:	6437	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	551,800	Spl Credit		Total:	551,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Good
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.98291057
Const Adj.:	0.98990101
Adj $ / SQ:	165.407
Other Features:	146500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	880578
Depreciation:	163787
Depreciated Total:	716790

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	3	
Totals			
2	11	5	

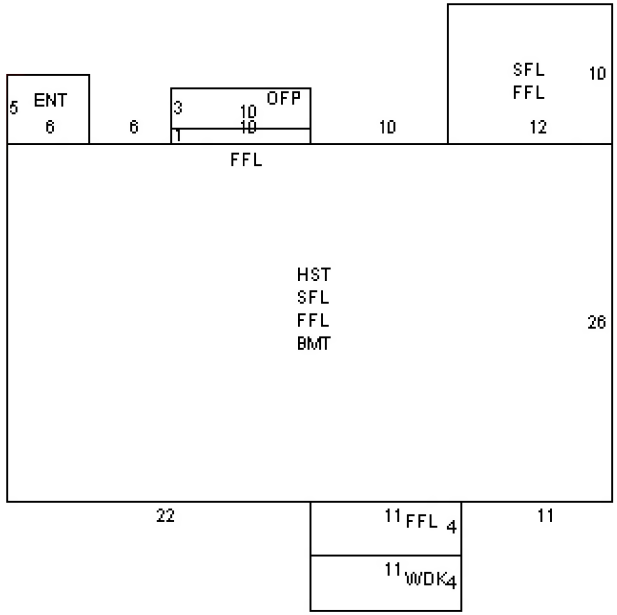
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	200.14
Special Features:	0	Val/Su Net:	162.84
Final Total:	716800	Val/Su SzAd	227.27

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,318	165.410	218,007
SFL	Second Floor	1,264	165.410	209,075
BMT	Basement	1,144	49.620	56,768
HST	Half Story	572	165.410	94,613
WDK	Deck	44	15.840	697
ENT	ENTRY	30	26.130	784
OFP	Open Porch	30	43.560	1,307
	Net Sketched Area:	4,402	Total:	581,251
Size Ad	3154	Gross Area	4974	FinArea 3154

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 132.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1930	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700